

BOARD APPROVED 2-19-2008

**Kentucky Board of Home Inspectors
101 Sea Hero Road, Suite 100
Frankfort, Kentucky 40601-5405**

**Ray Sandbek, Chairman
Ralph Wirth, Vice Chairman**

**Board Meeting
January 3, 2008
9:00 am**

Minutes

Board Members Attending:

Ray Sandbek, Chairman
Ralph Wirth, Vice Chairman
Richard W. Flora
D. Michael Green

Michael A. Patton
Terry M. Slade (Proxy)
Linda L. Swearingen
William J. Welty
Terry White

Members Absent

Jo Gawthrop

Staff Attending:

David Reichert, General Counsel

Guest Attending

Jim Ball, KREIA

Meeting Called to Order

Mr. Sandbek called the meeting to order. Mr. Tommy Barnes, Deputy Executive Director made Terry Slade, Director, BCE the permanent Proxy for the Kentucky Board of Home Inspectors.

Reviewed and discussed previous minutes. Discussion. Mr. Welty made the motion to approve minutes with the noted changes. Mr. Slade seconded the motion. Motion carried, all concurred.

New Business

Discussed the Complaint HIC #07-10-23-03. Discussed sending the CRC recommendations of the committee of the complaint filed with the board to the home inspector. Letter should have gone out after the last board meeting. Mr. Wirth made the motion to notify the home inspector. Mr. Patton seconded the motion. Requested status of Complaint HIC#07-10-05-01. Mr. Wirth made the motion send out a CRC letter response to the home inspector and complainant. Mr. Patton seconded the motion. Motion carried, all concurred.

Mr. Green made the motion to put into the record that when a member leaves early it needs to be noted in the minutes. Mr. Wirth seconded the motion. Motion carried, all concurred.

David Reichert, General Counsel, discussed the unofficial copy of the Regulations with the board. Detailed discussion. The draft the board submitted to LRC Committee was the ability to levy administrative fines and the request for subpoena authority. Senator Tapp had a problem with these provisions. Out all the provisions submitted to LRC these two provisions will not be not be filed. More detailed discussion.

Discussed December Renewals. HI-2085 Michael Aquino, Louisville, KY; HI-2042 Ben Blyton, Lexington, KY; HI-2221 L. David Fugate, Lexington, KY; HI-2030 J. Todd Hardy, Cox's Creek, KY; HI-2019 Michael Irwin, Winchester, KY; HI-2063 Michael P. Murphy, Louisville, KY; HI-2184 Keith A. Nichols, Louisville, KY; HI-2316 Robert J. Ross, Taylorsville, KY; HI-2052 Nick F. Stamatis, Lexington, KY. Mr. Wirth made the motion send expiration letters should these licensees do not renew by December 31, 2007. Mr. Green seconded the motion. Motion carried, all concurred. Mr. Slade read in to record a letter of resignation from Ben Blyton resigning from being a KY Home Inspector. Discussion.

Discussed Inactive Licenses. The board discussed amending the Administrative Regulations through LRC for a home inspector to put their license into escrow or Inactive. More detailed discussion. Mr. Welty made the motion that Mr. Wirth work with David Reichert on putting together preliminary draft for the Administrative Regulation for Inactive licenses and discuss at the next board meeting. Mr. Flora seconded the motion. Motion carried, all concurred.

Mr. Green stated for the CRC Committee that Complaint HIC#07-11-19-01, the committee reviewed the complaint and determined that there was no violation in this complaint. Mr. Green made the motion that this complaint be dismissed. Mr. Welty seconded the motion. Motion carried, all concurred. Discussed the Building Analysis Report (BAR) Inspection Report form that some home inspectors are using in their inspections. Mr. Wirth stated that the largest percentage of complaints that the CRC Committee has reviewed have been from home inspectors using this form. Mr. Wirth also stated that it is not the form itself but that the home inspectors are not putting enough complete information in this form to meet the standards. Discussed issuing a Advisory Bulletin. Mr. Wirth made the motion to create a Advisory Bulletin about Report Writing to help the home inspector with their report writing skills. Mrs. Swearingen seconded the motion. Discussion. Motion carried, all concurred.

Break for Lunch

Rose Baker, Staff Assistant swore in new board member Terry White.

Reviewed new applications. Mark Theiss, LaGrange, KY; Buris Leadingham, Olive Hill, KY; Phillip DeVaney, Lexington, KY. These applicants are approved contingent upon submitting the lacking information. Mr. Welty made the motion to approve Russell Gasser, Lexington, KY for licensure. Mr. Wirth seconded the motion. Motion carried, all concurred.

Reviewed the revised Initial Home Inspector Application. Made changes to revised application. Discussion about the required background check. Mr. Wirth made the motion that the board only accept background checks from a comparable State agency that perform statewide background checks. Mr. White seconded the motion. Motion carried, all concurred. More changes made to the revised application.

Mr. Wirth made the motion to go into executive session regarding a home inspector complaint. Mrs. Swearingen seconded motion. Motion carried, all concurred.

Executive Session

Back to Regular Session

Discussed recommendations for Complaint HIC#07-10-16-02. Stephens vs Yonts. Mr. Wirth read into the record that the items set for in this complaint for the electrical and real estate issues, Mr. Yonts may have overstated his area of expertise. CRC cited that Mr. Yonts made an unlicensed electrical recommendation into areas in which he is not licensed and by this conduct, it was not so bad to warrant any action against his license, however Mr. Yonts is to be careful not to crossover in to areas in which he is not qualified or licensed. A letter will be sent to Mr. Yonts to this effect.

Mr. Wirth was invited to speak to Professional Learning Institute4U Graduates. Mr. Welty made the motion to approve him attending this invitation. Mr. Slade seconded the motion. Motion carried, all concurred.

Discussed four board members meeting the following Tuesday to work on the Standards of Practice.

Mr. Flora left the meeting early.

The board made the request that they see copies of the home inspectors inspection reports submitted with their renewals.

Adjournment

Mr. Wirth made motion to adjourn meeting. Mr. Welty seconded motion. Motion carried, all concurred. Next meeting is scheduled for February 12, 2008, 9:00 am at the Office of Housing, Buildings & Construction, 101 Sea Hero Road, Suite 100, Frankfort, Kentucky 40601-5405.